



Cross Farm Morse Road
Drybrook GL17 9AH



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£600,000

Steve Gooch Estate Agents are delighted to offer for sale this FOUR/FIVE BEDROOM DETACHED FARM HOUSE DATING BACK TO CIRCA 1840. ARRANGED OVER THREE FLOORS and benefitting from EXTERNAL OFFICE, DETACHED TWO STOREY STONE BARN, ANIMAL SHELTER, GARDEN & GROUNDS OF APPROXIMATELY 0.85 ACRES with ORCHARD, LOVELY OUTLOOK and VIEWS.

The property comprises of PORCH, ENTRANCE HALL, CLOAKROOM, INNER HALLWAY, SCULLERY, KITCHEN/DINING ROOM, LOUNGE, GARDEN ROOM and LAUNDRY ROOM to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor with TWO BEDROOMS and SHOWER ROOM to the second floor.

Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a peaceful and rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a primary school, a village hall and a local shop. Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.





The property is accessed via a small canopied porch leading to a timber stable front door with leaded glazed panel inset. This gives access into the:

ENTRANCE HALL

15'01 x 4'06 (4.60m x 1.37m)

Tongue & groove timber clad ceiling with inset ceiling spots, half tiled walls, tiled flooring, power points, two front aspect sealed unit double glazed windows, small pair of doors leading to storage cupboard, secondary front door with thumb latch and step down into inner hallway, doors giving access into:

CLOAKROOM

4'06 x 4'05 (1.37m x 1.35m)

Tongue & groove timber clad ceiling, ceiling light, fully tiled walls, wall mounted electric heater, extractor fan, close coupled w.c, pedestal wash hand basin with mixer tap over, tiled flooring, side aspect obscure sealed unit window.

INNER HALLWAY

15'05 x 8'06 (4.70m x 2.59m)

Ceiling timbers, ceiling lights, quarry tiled flooring, stairs leading to the first floor, power points, double radiator, telephone point, two doors to understairs storage area, glazed panel doors into:

SCULLERY

13'00 x 8'06 (3.96m x 2.59m)

Ceiling timbers, ceiling lights, double bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for range style cooker with filter hood over, wall mounted gas fired central heating and domestic hot water boiler, quarry tiled flooring, two side aspect sealed unit double glazed windows overlooking the courtyard parking area, front aspect window overlooking the front garden.

KITCHEN/DINING ROOM

23'01 x 9'10 (7.04m x 3.00m)

Kitchen- Double bowl, single drainer sink unit with mixer tap over, rolled edge worktops, quarry tiled upstands, range of base units, gas fired AGA for cooking, ceiling lights, tiled flooring, power points.

Dining Area- Continuation of the tiled flooring, ceiling lights, power points, quarry tiled window ledge, three side aspect sealed unit double glazed windows overlooking the side garden, rear aspect thumb latch door opening onto the patio and rear garden.

LOUNGE

28'01 x 12'00 (8.56m x 3.66m)

Inset ceiling spots, stone and brick constructed feature fireplace, double glazed window to either side, quarry tiled and wood laminate flooring, power points, tv point's, two double radiators, feature brick and stone alcoves with shelving space and lighting inset, pair of double glazed French doors opening into:

GARDEN ROOM

13'00 x 10'03 (3.96m x 3.12m)

Aluminium insulated roof, dwarf wall construction, upvc double glazed windows overlooking the rear garden, wall light points, power points, tiled flooring, pair of double glazed upvc French doors opening into:



LAUNDRY ROOM

12'02 x 10'03 (3.71m x 3.12m)

Aluminium insulated roof, dwarf wall construction, upvc glazed windows, tiled flooring, power points, plumbing for automatic washing machine, space for tumble dryer, freestanding stainless steel single bowl, single drainer sink unit with taps and shelving beneath, French doors opening onto the rear garden.

From the inner hallway, stairs leading to the first floor:

LANDING

Ceiling light, central heating timer controls, power point, central heating thermostat control, single radiator, double glazed window over the stairs with views towards Ruardean Hill, pair of louvre doors giving access to the airing cupboard housing the hot water cylinder with slatted shelving space, doors giving access to:

BEDROOM ONE

16'07 x 11'10 (5.05m x 3.61m)

Ceiling light, chimney breast with alcoves to either side, power points, telephone point, double radiator, two rear aspect tilt and turn style windows with views over the garden, paddock and towards Harrow Hill.

BEDROOM TWO

12'02 x 8'05 (3.71m x 2.57m)

Ceiling light, single radiator, power points, telephone point, opening to storage area with lighting, rear aspect double glazed tilt and turn window with views over the garden, paddock and towards Harrow Hill.

BEDROOM THREE

11'11 x 8'08 (3.63m x 2.64m)

Ceiling light, single radiator, power points, rear aspect sealed unit double glazed window overlooking the front garden.

BATHROOM

13'02 x 5'04 (4.01m x 1.63m)

White suite with close coupled w.c, vanity wash basin with mixer tap over, cupboard beneath, modern side panel bath with wooden side panelling, shower cubicle, electric shower, fully tiled walls, ceiling light, extractor fan, heated towel radiator, mains heated towel radiator, front aspect sealed unit obscure double glazed window.

From the landing, stairs leading to the:

SECOND FLOOR LANDING

Ceiling light, roof light, lead light window, access to eaves storage space, doors giving access into:

INNER HALLWAY

Sloped ceiling with exposed ceiling timbers, wall light points, double radiator, power points, access to eaves storage space, front aspect roof light, sliding door giving access into:

BEDROOM FOUR

14'05 x 7'00 (4.39m x 2.13m)

Ceiling light, exposed ceiling and wall timbers, power points, feature brick fireplace opening, rear aspect woodgrain upvc dormer style window with far reaching views over the garden, paddock and towards Harrow Hill in the distance.

HOME OFFICE/BEDROOM FIVE

14'03 x 7'00 narrowing to 3'09 (4.34m x 2.13m narrowing to 1.14m)

Wall light point, power points, telephone point, rear aspect woodgrain upvc double glazed dormer style window with far reaching views over the garden, paddock and towards Harrow Hill in the distance.







SHOWER ROOM

White suite with pedestal wash hand basin, taps over, close coupled w.c, shower cubicle with electric shower fitted, ceiling light, extractor fan, exposed ceiling and wall timbers, half tiled walls, double radiator, side aspect obscure glazed window.

From the kitchen, door gives access to a covered seating area leading to:

HOME OFFICE

8'07 x 8'06 (2.62m x 2.59m)

Ceiling light, wall light point's, extractor fan, wall mounted electric heater, tiled flooring, power points, double glazed window to side and rear aspect with views over the garden.

STONE BARN

GROUND FLOOR

20'05 x 12'05 (6.22m x 3.78m)

Accessed via a wooden thumb latch door, power and lighting, two rear aspect window, personal door to rear giving access to the former animal shelters, stairs leading to the first floor:

CRAFT WORKSHOP

10'03 x 9'04 (3.12m x 2.84m)

Power and lighting, extractor fan, lead light windows, door to storage cupboard with lighting.

ANIMAL SHELTER

26'09 x 18'05 (8.15m x 5.61m)

Block construction with windows to side and rear aspect, stable door leading to the yard, corrugated tin roof, lighting, power and water, door to small store room.

STORE SHED

8'03 x 6'09 (2.51m x 2.06m)

Block built, lighting, power ,personal window to front.

OUTSIDE

The driveway is accessed via an iron gate and is suitable for parking approximately five vehicles, providing access to the various outbuildings. A personal gate gives access to the rear garden via a paved pathway.

The rear garden benefits from a lawned area with a vine tree, shrubs, bushes, wildlife pond, garden shed, and far-reaching views. An opening leads into the paddock area, enclosed by post and rail stock-proof fencing. A further paddock can be accessed from the driveway, which includes a polytunnel, greenhouse, store shed, and storage areas. There is also a 2nd wildlife pond, vegetable and fruit growing area's. A further orchard can also be found enclosed by fencing and hedging.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Proceed up the Morse Road, taking the turning right into Swish Lane. The property can be found immediately on the right hand side.

AGENTS NOTE

The owner of the neighbouring field has a right of access through the orchard.

SERVICES

Mains water, drainage, electricity and gas.

Openreach and Gigaclear in area

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.



VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will escort all interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

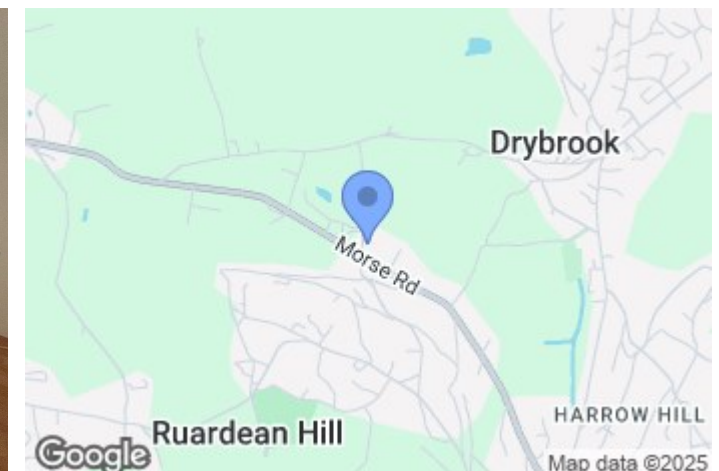
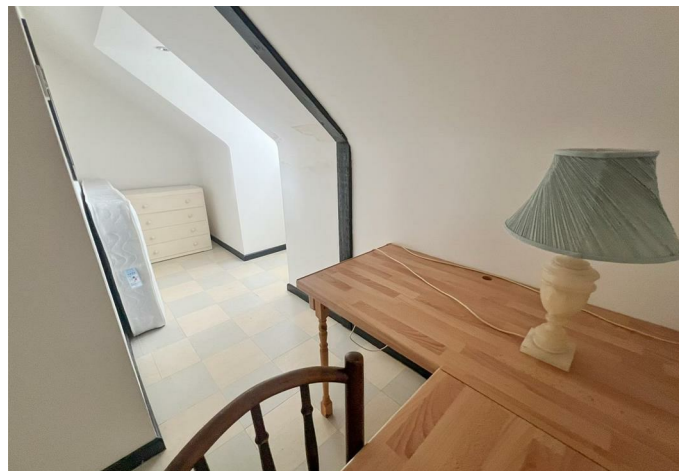
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







GROUND FLOOR



1ST FLOOR



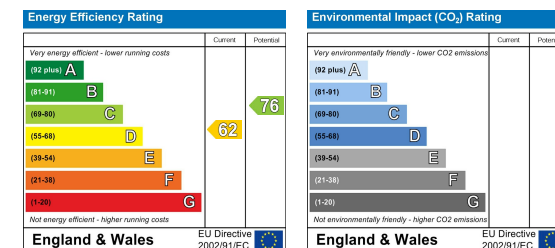
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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